

A U S T I N C I T Y C O U N C I L

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	70527	Agenda Number	3
Meeting Date:	5/4/2017	Department:	Austin Energy	

Subject

Approve issuance of a rebate to Lodge at Stone Oak Ranch, LLC, for performing energy efficiency improvements at the Lodge at Stone Oak Ranch Apartments located at 5400 Parmer Lane, in an amount not to exceed \$128,441 (District 6).

Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.

Fiscal Note

A fiscal note is not required.

Purchasing Language:

Prior Council Action:

For More Information:

Jeff Vice, Director, Local Government Issues (512) 322-6450; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on April 17, 2017 and the Resource Management Commission on April 18, 2017.

MBE / WBE:

Related Items:

Additional Backup Information

Austin Energy requests authorization to issue a rebate to Lodge at Stone Oak Ranch, LLC, in an amount not to exceed \$128,441, for energy efficient measures at the Lodge at Stone Oak Ranch Apartments located at 5400 Parmer Lane, in Council District 6.

The property comprises 19 buildings and 434 apartment units, with a total of 406,298 square feet of conditioned space. The average rent for a one bedroom unit is \$943, a two bedroom unit is \$1,262, and a three bedroom unit is \$1,475. The energy efficiency measure proposed at this property is duct sealing. The estimated total cost of the project is \$160,551; the rebate will cover 80% of the total cost. These improvements will be made in accordance with Austin Energy's Multifamily Rebate guidelines.

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The original plan, approved by City Council in April 2010 and updated in December 2014, is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation, and assist customers in

reducing electric consumption.

The avoided kilowatt-hours (kWh) estimated at 736,203 kWh per year represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 442 metric tons of Carbon Dioxide, 0.308 metric tons of Nitrogen Oxides, and 0.279 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 992,536 vehicle miles traveled, the removal of 84 cars from our roadways, or the planting of 11,357 trees or 568 acres of forest in Austin's parks.

REBATE FACT SHEET

ENERGY EFFICIENCY IMPROVEMENTS – MULTI-FAMILY PROPERTY

Community Name		Lodge at Stone Oak Ranch			
Customer Name		Lodge at Stone Oak Ranch, LLC			
Property Address		5400 West Parmer Lane , 78727			
Year Built		2000			
Average Rent per Floor Plan		1 BR \$943, 2 BR \$1,262, 3 BR \$1,475 (Austin Investor Interests; 2017)			
Number of Rentable Units ¹		434			
Housing Type ²		Market Rate			
On Repeat Offender List?		No ³			
Electric Utilization Intensity for this property		10.63			
Average Electric Utilization Intensity for cohort ⁴		8.29 for properties built after 2001 with gas heat			
Energy Conservation Audit and Disclosure (ECAD) status ⁵		Pending completion			
Total Measure Costs		\$160,551			
Total Rebate – Not to Exceed		\$128,441			
% of Total Measure Costs		80%			
Rebate per Unit		\$296			
Scope of Work ⁶					
434 units to receive duct sealing of electric uncased fan coils (furred-down)					
Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved – Estimated		321.01			
Dollars per kW– Estimated		\$400			
Kilowatt-hours (kWh) Saved – Estimated		736,203			
Monthly Savings Per Customer - Estimated ⁷					
Dollar savings		\$16			
Measures Performed - Last 10 Years at this property		Completion Date		Rebate Amount	
Compact Fluorescent Lamps installed		January 2008		\$42,886	
Multifamily Program Averages for Duct Seal from October 2015 - October 2016					
Measure	Average dollars per kW	Percent of project cost paid	Average kWh per project	Average number of units per Project	Average annual dollar savings per customer
Duct Seal	\$415	82%	262,000	213	\$135

¹ Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

² Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

⁷ Calculation based on 11 cents per kWh.